

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATE AT 4806 ½ TRAIL WEST DRIVE FROM PUBLIC-
3 NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT TO SINGLE FAMILY
4 RESIDENTIAL-STANDARD LOT-CONDITIONAL OVERLAY-
5 NEIGHBORHOOD PLAN (SF-2-CO-NP) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from public-neighborhood plan (P-NP) combining district to single
11 family residential-standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP)
12 combining district on the property describe in Zoning Case No. C14-2012-0016, file at the
13 Planning and Development review Department, as follows:
14

15 Lot 60, Block 6, Trailwood Village Two at Travis Country Subdivision, a
16 subdivision in the City of Austin, Travis County, Texas, according to the map or
17 plat of record in Plat Book 76, Page 394 of the Plat Records of Travis County,
18 Texas (the "Property"),
19

20 locally known as 4806 ½ Trail West Drive, in the City of Austin, Travis County, Texas,
21 and generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

- 26 A. Development of the property shall contain a minimum of 8,000 square feet per
27 lot size.
28
29 B. The maximum number of dwelling units is 12.
30
31 C. 6.5 acres shall be open space.
32

33 Except as specifically restricted under this ordinance, the Property may be developed and
34 used in accordance with the regulations established for the single family residence standard
35 lot (SF-2) base district, and other applicable requirements of the City code.
36
37

1 **PART 3.** This ordinance takes effect on _____, 2012.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2012 § _____
9

10 Lee Leffingwell
11 Mayor

12
13 **APPROVED:** _____ **ATTEST:** _____
14 Karen M. Kennard Shirley A. Gentry
15 City Attorney City Clerk

